

Barrio Historico Historic Zone Advisory Board (BHHZAD)
April 23, 2015 at 4pm
Main Library
101 N. Stone Ave. ^{3rd} Floor, Tucson meeting room
Tucson, Arizona 85701

Minutes

Call to Order/Roll Call:

A quorum was established, including:
Jody Gibbs, Chairperson
William Balak, Mary Lou Heuett, Bob Vent, Ann Hazen.
Armando Montaña and Ken Bacher were absent

Call to the Audience

No audience

Approval of Minutes:

Minutes of April 16, 2015 meeting approved 5 yes, 0 no.

Agenda Items:

1. Discussion of latest developments on Downtown Motor Hotel.
Jody provided letter from Sally Stang to Az SHPO about adverse effects and mitigation plan for the hotel. He also provided Damion Clinco's to Sally Stang dated April 15, 2015 and his letter sent to Ms. Stang on adverse effects.

Motion 1. William Balak made a motion that the Board, pursuant to 36 CFR Part 800.5(c)(2) formally objects to the City of Tucson findings of adverse effect for the Downtown Motor Hotel Project. Mary Lou Heuett seconded the motion. The motion passed with a vote of 5 to 0.

Motion 2. Ann Hazen made a motion that the Board believes Sally Stang should review the possible rehabilitation of the Joseler designed Downtown Motor Hotel for low income housing under the 106 process as an alternative to demolition of the historic building thus avoiding any adverse effects. Mary Lou Heuett seconded the motion. The motion passed with a vote of 5 to 0.

Motion 3. Mary Lou Heuett made a motion that the City of Tucson should seriously look at a land swap for a property better suited for such a large development. Bob Vint seconded the motion. The motion passed with a vote of 5 to 0.

A discussion was held about having a public meeting to explain the City of Tucson's finding of adverse effect in Sally Stang's letter.

Motion 4. Mary Lou Heuett made a motion that the Board finds the City of Tucson 106 process continues to discriminate against the residents of the Barrio. Bob Vint seconded the motion. The motion passed with a vote of 5 to 0.

2. Discussion of TPHC Plans Review Committee meeting.

Discussed how committee reviews plans.

3. Discussion of Leal residence, 464 S. 9th Ave.

The Barrio Historico Historic Zone Advisory Board reviewed an email request from Karen Merodias of Karen Merodias Drafting and Design for a change to HPZ-14-58, Leal Residence, 565 S. 9th Avenue. Ms. Merodias requested a change to the plans to permit the house to be frame construction rather than masonry construction.

Motion 5. Bob Vint made made the following motion:

The change from the approved masonry construction to frame construction is a major change in the design which will require new plans to be resubmitted for a full review. The Board does not consider such a major change in the design to be a minor review.

The proposed change will require a review of UDC 5.8.9.F Surface Texture because frame construction may require expansion joints in the stucco which is not permitted under the Barrio Historico Historic Guidelines. The proposed change will also require a review of UDC 5.8.9.H Projections and Recessions and UDC 5.8.9.I Details due to the change in wall thickness which will require a change in the window and door indents affecting the overall design.

The Board requests a notice in the on-line file and to notify the appropriate reviewers at the first floor counter to not allow changes to the plans. Mary Lou seconded the motion. The motion passed 5 to 0.

Adjournment:

5:30 pm

These minutes were formally approved at the May 12, 2015 meeting of the Barrio Historico Historic Zone Advisory Board